



Villages of Garrison Creek Board Meeting September 28, 2025, SonBridge Community Center

Board Members Present –John Cress, Linda Olson, Marie Evans, Barbara Larson, David Siviter,

Absent – Dick Cook, Greg Brothers

Guests Present – 9

Welcome and Introductions –President John Cress welcomed visitors and invited everyone to introduce themselves.

Quorum – Five directors present constitute a quorum.

Minutes – Barbara Larson moved to approve the corrected minutes of the July board meeting which will replace the minutes on the website. Marie Evans seconded. Motion passed.

Member comments –

Mike Serra had a question about trees in the common areas that are tall and need to be addressed. There are 2 in Village 7 and 2 trees North of the West Pond.

Denise Bartlow sent an email with concerns about the Village directory which includes information about all the homeowners such as the owners, their email addresses, emergency contact information pets in the household and renters. She has not been getting the information needed to keep the directory up to date. She is relinquishing her roll and returning the upkeep of the directory to the directors. Linda Olson had contacted the Title Companies which was causing a delay in receiving pertinent information and they were receptive to providing the needed information. It was suggested that Pay HOA could be used as an alternative option to the directory. Cindy Yegge reminded the directors that she needs to have contact information for new members of the Villages to provide them with welcome baskets.

John Jaso indicated that it would be nice for homeowners to indicate in Pay HOA where their water shut off valve is located as this would help when leaks are discovered.

Ruth Schofield asked if it was a requirement to be on Pay HOA and the answer was **YES**. Owners do not have to pay through PAYHOA but they need to be registered in order for smooth communication. Every Village member has an account in PAYHOA because this is how finances are tracked. It is also a way for homeowners to put in landscaping requests, irrigation requests, and ARC issues. When a request is made a ticket is formed and can be tracked until completion. Approximately 65 homeowners have never logged into Pay HOA. Pay HOA is a management tool rather than a financial tool. Please note that registering on Pay HOA does not mean you have to change the payment method for your dues.

Dave Elliot asked about the sand on top of the crack sealing. David Siviter stated that the same company has done the same job the same way for 20 years. He will contact them about members complaints.

Frankie Laufler questioned why there was consideration about removing the East Pond and replacing it with landscaping. The East Pond is more of a danger than the West Pond because it drops off dramatically without an easy way to exit the pond. In addition, to eliminating the drowning risk the villages would save approximately \$10,000.00 a year by removing the pond.

Committee Reports

Financial Report – David Siviter reported the following MPMA operating funds are \$101,590.81, Villages funds are \$54433.52, Reserve funds are \$583,897.86. The full report will be posted on the website along with past financial reports when the webmaster returns from vacation. The Reserve Fund is in good shape. No seal coating was done this year but will probably have to be done next year which will use reserve funds.

ARC - Mike Serra – the big issue is fencing throughout the Villages but mostly the fences around Lions Park. They have not been monitored in years and are in bad shape. Letters will be going out next week to homeowners affected with how to repair the fences what color paint to use and which companies can help with the process. The fences need to be repaired and repainted by fall of 2026. The fences coming into the new development on 6th street will also need to be addressed. The back yard and driveway of 1036 GVW is overgrown with weeds a discussion occurred and the owner indicated it would be addressed but nothing has changed so a letter will be sent.

Social and welcome: Cindy Yeggy See attached.

Safety and Security – Frankie Laufler See attached for report. One cross walk in the alley near Joyce Beecroft's home was missed and will be completed when time allows. Repair of the sidewalks is pending. Accurate Concrete has been contacted and will repair 25 of the worst

panels this year and 25 next year. It will likely take 2-3 days to complete. Hugo will make sure the correct panels are repaired. It will cost approximately \$360.00 per panel.

David and Hugo will address a pool of water along GVW and the alley North of the gazebo to determine the cause.

Landscape/update – David Siviter.

The speed bumps have been painted. David has been tasked to look into putting in two new speed bumps along GVW and one in the alley as cars continue to drive too fast on these streets.

Village 1 is slated to have their lawns rehabbed.

185 irrigation heads have been replaced, repaired, or raised throughout the Villages. Some of them were buried in more than 4 inches of dirt.

David is in contract negotiations with Senske and Lawns Plus for next year. He will be doing single contracts rather than individual Village contracts. Each Village may choose between the two companies but the contract will be with the HOA. The funds will come out of the MPMA operating budget instead of each individual Village budget. The new contracts will start at the beginning of next year.

The first of the new mailbox frame prototype has been installed in Village 5 at a cost of ~\$2,200.00. The old mailboxes need to be moved from the old frame to the new frame or new mailboxes which include locks will be put into the new frame. If Villages wish to have the metal mailboxes instead of individual mailboxes these will fit into the new frame but will be at the Village expense (approximately \$5,500.00). Two more mailbox structures will be completed this year to replace those that are a safety issue.

Dave Siviter moved to replace the mailbox frames as needed over the next two years with funds coming from the Reserve Fund. Marie seconded the motion. Passed unanimously.

Reserve Committee – David Siviter. Dave has been talking with the Reserve Analyst.

Continuing Business

Finance Issues - David Siviter Update on RMBC (Road Maintenance Budget Committee). The board will vote on the recommendations next month to be part of the budget to be ratified by the membership at the annual meeting. This is something that will have to be negotiated by August of each year.

Water issues - David Siviter The RHW City funded water district project is supposed to be completed by November or December. They have not communicated to us their plans. David attended a meeting and stated that the city needs to include the Villages in their plan by replacing the infrastructure and including water meters on each house. An agreement is needed from the city to complete and own.

Dave indicated that a water pressure pump system could be place in homeowners' garages to provide a 10-15PSI increase in water pressure. A test could be completed to see if this would work by spending \$1000.00 to test. A motion was not made to proceed at this time.

Barbara Larson moved and Linda Olson seconded to have Dave contract to have the external irrigation lines coming from the deep well extended into Village 5. This would save money next year by using well water instead of city water for irrigation.

Landscape Issues - David Siviter The area East of the West Pond has been refurbished with new irrigation lines to aid in drainage and diverting sump pump lines. 5 tons of topsoil with gravel underlying and seeding has occurred. The new network of lines is on the deep well pump. It is the first switchover from College Place water to deep well water and will save considerable money next year.

New Business

Finance - David Siviter Today we had to upgrade our Quickbooks(QB) software to cloud based version. This was caused by a policy change from Intuit software so it was a forced change. We took the opportunity to change ownership of software license so rather than having the ownership of the software with our bookkeeper it is now with the MPMA and the bookkeeper is allocated one of the seats. This protects us from unforeseen issues that could have potentially caused us to lose control of our own accounts. The cost of the \$85 per month increase will be absorbed into the budget through bookkeeper line-item cost from 2026 onward. David moved and Barb seconded proceed with the purchase of QB. Passed unanimously.

RCW changes and VGC Governing Documents – John Cress indicted that our HOA is currently under RCW 64.38 but a new law has been passed and we will have to conform by 2028. However, we were informed by our lawyer that there are some items that will need to be changed in our governing documents prior to 2028 as they will be implemented sooner. More information to follow as it is discovered.

Upcoming annual meeting and nomination of officers – Linda Olson Currently Jeanne Elliot is the only person on the nominations committee. Jeanne will be needing assistance with nomination candidates. There will be several vacancies to the current board so please consider becoming a board member or at least helping on the nominating committee.

Next Board Meeting – Wednesday October 22, 2025 2:00 P.M. at SonBridge

Executive Session – Marie moved that the board go into Executive Session for the purpose of discussing personnel, legal, and delinquencies. Barbara seconded. Motion passed. No action requiring a vote was taken in Executive Session.

Meeting Adjourned

Villages of Garrison Creek Social Committee Report to the Board September 2025

Welcome Bags

Addresses of two new residents have been shared. Cindy has made contact with both new neighbors. Thank you for your support of the Welcome Committee. It is still a challenge to find names and addresses of new neighbors. I trust the Board can help facilitate a smoother process. Respectfully submitted, Cindy Yegge

There are 2 VGC residents who would like to receive email notices whenever info is sent out.

Events

Colors of Mexico was a great success. Beautiful program, great food. About 80 people attended (not including dancers). Donations exceeding \$600 were given to the dance troupe. Hugo is already looking forward to next year... all of the performers enjoy this event. A Huge "Thank You" to everyone who helped with set and tear down, prepared the delicious buffet and gave a donation for this wonderful show.

Coffee Hour at the Gazebo

Our last coffee hour for the year will be Thursday, October 2 9-10am. Please join us.

Pet (and People) Halloween Costume Parade - Sunday, October 26 - 2:00 at the Gazebo. We encourage everyone to dress up and come (whether you have a pet or not) All pets welcome, hopefully in costume, but not mandatory. Cider, Treats and Prizes ~ So Much Fun!!!

Christmas in the Villages - Wednesday, December 10 - 6:00 at the Gazebo

***For the Board of Directors to consider:

Is there any way we could send out photos of our events to the VGC residents? We often have some great pictures of our community having fun at these events and we'd like to share the experience with everyone - those who attended and those who were not able to be there. We think the pix would be welcomed, and would encourage more participation – plus people usually like to see themselves and their friends and neighbors enjoying themselves.

We have some outstanding photos and videos of the Colors of Mexico. Let me know what you all think.

Anita Williams

Co-Chair of Social Committee

Safety Security Report 9/28/2025

The committee was scheduled to paint the crosswalk and stop sign lines in early August. However, it was discovered that the equipment has been discontinued and not available. An alternate plan for painting has been made and will be done soon. In the meantime, please use caution at crosswalk locations and STOP at STOP signs.

Red reflective tape has been applied to the STOP sign at GVW and Myra Road and can be seen when dark from both directions. We are still hoping that the city will apply a full wrap of red, but hope this is a step in the right direction for making the turn into our Villages of Garrison Creek more visible at night.

The timeline for sidewalk work is being developed. About 10 cement sections need to be replaced as they are either raised too high or “too ground down” for further grinding.

Respectfully submitted,

Denise Bartlow, Frankie Laufer, Joyce Beecroft